



**bct** | SONAR  
SANSAR

Better living in a greater Kolkata

Developer



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Joint effort with



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**Disclaimer:** This Brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of BCT Sonar Sansar. The images are imaginary and the layout plan, areas, specifications, measurements, elevation and other details are tentative and subject to change at the sole discretion of the developer or as required or approved by the authorities. All art renderings, illustrations, pictures, photographs and other graphic representations and references in the brochure are artists impression only. Nothing herein shall form part of an offer or contract or be construed as any representation by the developer or its agent.



### Expanding Southern Limits

Today's Sonarpur is a lot more than a small town. Now that Kolkata is almost saturated in terms of realty, our necessity has pushed the city limits broader, more southwards. Thus Baghajatin, Garia, Narendrapur and Sonarpur have become the emerging areas for growth and urbanisation. Improved civic infrastructure and organised residential development, with a positive administrative vision have helped Sonarpur become a preferred destination for Kolkatans.

Welcome to Sonar Sansar



## Dream has a new beginning at Sonar Sansar

The long wait for 'ownership' is over. Spacious affordable, bct Sonar Sansar opens its humble doors to you. Step in and start living life your way in your Sonar Sansar. A place where your dreams find the foothold in reality.

Developed upon 80 cottahs (approx.) of freehold land with ample open space, bct Sonar Sansar is the only high-rise in this locality\*. This new address of your happiness is on Aghore Sarani (Rajpur-Sonarpur Link Road) near Sonarpur Railway Station.

The G+9 (Block A) and G+8 (Block B) twin-tower urban architecture, standing tall amidst the refreshing green ambience, is planned with all essential amenities. Round the clock security, continuous water supply and 24x7 generator backup to name a few. One of the 130+ happy apartments is waiting to be your Sonar Sansar very soon.

Reach here from central Kolkata easily, leave city hubbubs outside the gateway before indulging into the lap of nature. This advantageous location on Kolkata's future growth axis also adds enough scope for substantial value escalation in near future.



Welcome to Sonar Sansar





### BCT Sonar Sansar Neighbourhood

Sonarpur Bazar	0.8 km
Future Institute of Management	2.5 km
Ramakrishna Mission Narendrapur	3.5 km
Woods Square Mall	3.5 km
B.D. Memorial School	6 km
Hindustan Health Point	6.5 km
Metropolis Mall	9.5 km
Medica Super Specialty Hospital	10 km

Primarily connected by EM Bypass, Metro Railway and South Suburban lines, Sonarpur bct Homes can be reached easily no matter where you are coming from.

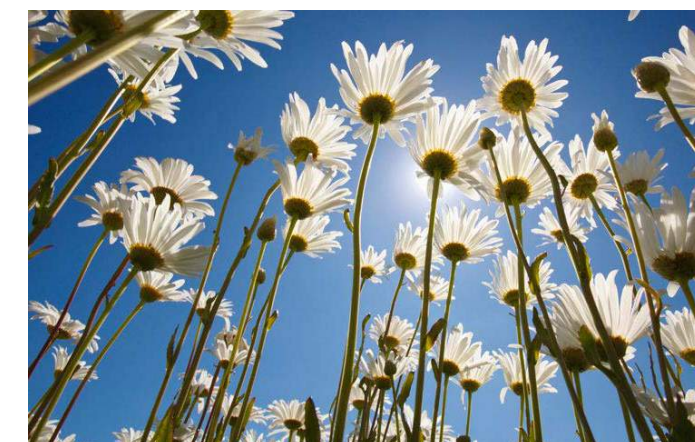
Sonarpur Railway Station	1 km
Rajpur Phari and NSC Bose Road Crossing	2.5 km
Kamalgaji Crossing	5 km
Shahid Khudiram Metro Station (Briji)	7 km

Disclaimer: Distances of places in kms given here are indicative



## Escape to Green

Forget the confinements of four walls. bct Sonar Sansar has ample open space as the lungs of the society. Breathe in the fresh air. Discuss a new recipe, or solve your kid's homework. Whistle and hum the latest hit number or let your children play freely within the safe premises.





## Our Day Out!

Kids have their play area inside the complex. Watch them play, slide-swing-seesaw, or run around. A completely safe and guarded place for your children inside the gated complex. The liberty of playing outdoors in the green will make them cheer with joy every afternoon. Games, sports and other recreational activities will help fitness in addition to fun and frolic.

Children's play area | Slide, swing, seesaw | Safe and child-friendly playground equipment





## It's Cool to Be In Shape

The recreational zone at bct Sonar Sansar includes a modern multigym with state-of-the-art equipment to enhance the mind and body, by providing an effective workout regimen for the entire family. This recreational zone is poised to attract the residents who love to unwind playing indoor games, and believe in the modern-day fitness mantra as well. Burn your extra calories and stay fit in Sonar Sansar.

Multigym | Table tennis | Dart board | Carom | Chess





## Adda Zone

Unique open-air adda zone within the complex for pure adda. Cricket, politics, cinema, or the latest controversial tweet – whatever be the topic, the adda is endless. Amazing environment, fresh oxygen, laughter, and the perfect friend circle make the mood for the masterstrokes in intellectual discussions as well as chitchats on a lighter note.

Exclusive outdoor area | Park benches | Peaceful natural ambience





## Party Time

bct Sonar Sansar has a multi-activity hall for special occasions of the society members. Private functions, puja, disco, dandiya – this hall can be utilised for anything with prior booking. A fully equipped air-conditioned hall to fulfil all your needs for a get together.

Air-conditioned community hall | Attached pantry | Attached washroom





## Fire Safety and Security

Fire protection and prevention systems will be provided at bct Sonar Sansar as per the recommendations of West Bengal Fire & Emergency Services Department.

Fire fighting and prevention equipment | 24x7 security service | Intercom connection with security control room





# Master plan of Sonar Sansar



- A Entry
- B Shop gate
- C Green area
- D Adda zone
- E Green area
- F Lawn



**BLOCK - A**  
First floor plan



**BCT SONAR SANSAR SUPER BUILT UP AREA**

SL NO	DESCRIPTION	FIRST FLOOR		
		Type of Flat	No. of Flat	Total SBA
1	FLAT A	3 BHK	1	1402
2	FLAT B	3 BHK	1	1304
3	FLAT C	2 BHK	1	1120
4	FLAT D	3 BHK	1	1290
5	FLAT F	3 BHK	1	1207
6	FLAT G	3 BHK	1	1188
7	FLAT H	2 BHK	1	1028
8	FLAT I	2 BHK	1	1064
9	FLAT J	3 BHK	1	1264

# ALL SIZES MENTION ARE APPROXIMATE SUPER BUILT UP AREAS AND ARE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE DEVELOPER AND OR FOR TECHNICAL REASON.

# BLOCK - A

## Typical floor plan



BCT SONAR SANSAR SUPER BUILT UP AREA

SL NO	DESCRIPTION	SECOND FLOOR TO SIXTH FLOOR		
		Type of Flat	No. of Flat	Total SBA
1	FLAT A	3 BHK	5	1402
2	FLAT B	3 BHK	5	1304
3	FLAT C	2 BHK	5	1120
4	FLAT D	3BHK	5	1290
5	FLAT E	3 BHK	5	1209
6	FLAT F	3 BHK	5	1207
7	FLAT G	3 BHK	5	1188
8	FLAT H	2 BHK	5	1028
9	FLAT I	2 BHK	5	1064
10	FLAT J	3 BHK	5	1264

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# BLOCK - A

## Seventh floor plan



### BCT SONAR SANSAR SUPER BUILT UP AREA

SL NO	DESCRIPTION	SEVENTH FLOOR				
		Type of Flat	No. of Flat	SBA	50% BUA	Total SBA
1	FLAT A	3 BHK	1	1402	470	1872
2	FLAT C	2 BHK	1	1124	235	1359
3	FLAT E	3 BHK	1	1223	235	1458
4	FLAT F	3 BHK	1	-	-	1207
5	FLAT G	3 BHK	1	-	-	1188
6	FLAT H	2 BHK	1	-	-	1028
7	FLAT I	2 BHK	1	-	-	1064
8	FLAT J	3 BHK	1	-	-	1264

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# BLOCK - A

## Eighth floor plan



BCT SONAR SANSAR SUPER BUILT UP AREA

SL NO	DESCRIPTION	EIGHTH FLOOR				
		Type of Flat	No. of Flat	SBA	50% BUA	Total SBA
1	FLAT A	3 BHK	1	1412	407	1819
2	FLAT F	3 BHK	1	1227	444	1671
3	FLAT G	3 BHK	1	-	-	1188
4	FLAT H	2 BHK	1	-	-	1028
5	FLAT I	2 BHK	1	-	-	1064
6	FLAT J	3 BHK	1	-	-	1264

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# BLOCK - A

## Ninth floor plan



BCT SONAR SANSAR SUPER BUILT UP AREA

SL NO	DESCRIPTION	NINTH FLOOR		
		Type of Flat	No. of Flat	Total SBA
1	FLAT A	3 BHK	1	1412
2	FLAT F	3 BHK	1	1227
3	FLAT G	3 BHK	1	1188
4	FLAT H	2 BHK	1	1028
5	FLAT I	2 BHK	1	1064
6	FLAT J	3 BHK	1	1264

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# BLOCK - B

## First floor plan



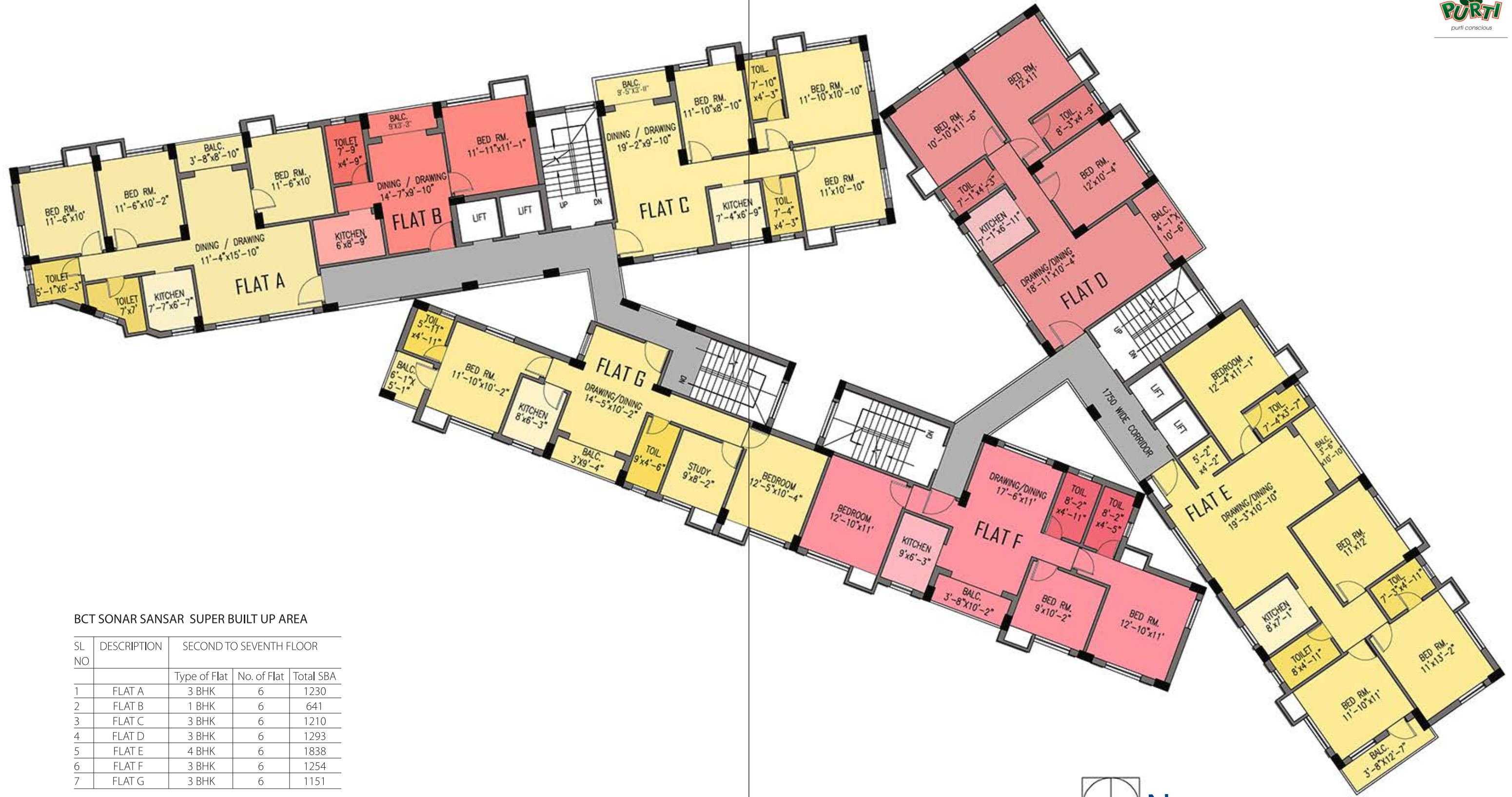
### BCT SONAR SANSAR SUPER BUILT UP AREA

SL NO	DESCRIPTION	FIRST FLOOR		
		Type of Flat	No. of Flat	Total SBA
1	FLAT A	3 BHK	1	1230
2	FLAT B	1 BHK	1	641
3	FLAT C	3 BHK	1	1210
4	FLAT G	3 BHK	1	1151

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# BLOCK - B

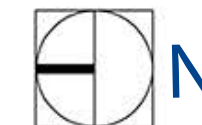
## Typical floor plan



### BCT SONAR SANSAR SUPER BUILT UP AREA

SL NO	DESCRIPTION	SECOND TO SEVENTH FLOOR		
		Type of Flat	No. of Flat	Total SBA
1	FLAT A	3 BHK	6	1230
2	FLAT B	1 BHK	6	641
3	FLAT C	3 BHK	6	1210
4	FLAT D	3 BHK	6	1293
5	FLAT E	4 BHK	6	1838
6	FLAT F	3 BHK	6	1254
7	FLAT G	3 BHK	6	1151

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# BLOCK - B

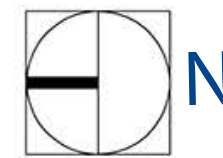
## Eighth floor plan



BCT SONAR SANSAR SUPER BUILT UP AREA

SL NO	DESCRIPTION	EIGHTH FLOOR				
		Type of Flat	No. of Flat	SBA	50% BUA	Total SBA
1	FLAT A	3 BHK	1	1248	215	1463
2	FLAT C	1 BHK	1	576	168	744
3	FLAT D	3 BHK	1	987.05	-	1293
4	FLAT E	3 BHK	1	1838	101	1939
5	FLAT F	2 BHK	1	1047	71	1118
6	FLAT G	2 BHK	1	956	66	1022

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## SPECIFICATIONS

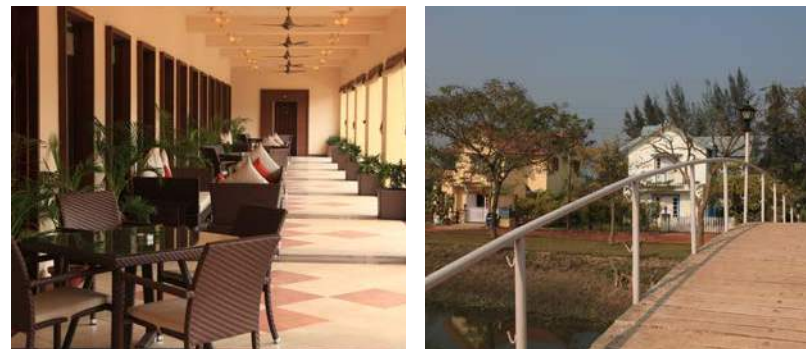
Structure	Reinforced Concrete Structure
Wall Finish	Interior: Brickwork with plaster of Paris Exterior: Waterproof cement/ textured paint
Flooring	Vitrified Tiles
Kitchen	Flooring: Ceramic / Anti skid ceramic tiles   Kitchen platform   Stainless steel sink   Dado of ceramic tiles upto 2ft above the counter   Adequate electrical points
Toilet	Flooring: Anti skid ceramic tiles, Walls: Ceramic tiles up to door heights, Sanitary fitting of reputed make, CP fittings of reputed make, Adequate electrical points
Doors and Windows	Flush shutters in flats, Aluminium / UPVC window
Electricals	Adequate electrical points in bedroom & living rooms   Modular switches   Copper wire   Intercom system
Lifts	8 passenger lifts of reputed make
Generator	DG backup inside flat 500 KVA for 2 bedroom at extra cost 750 KVA for 3 bedroom at extra cost



### Past Project

Country Roads, the unique project was conceived with an objective to design healthier countryside living, away from hustle and bustle of the city. Located at Panchla connected by NH-6, Country Roads is just a 30-minute drive from Kolkata. A completely eco-friendly project spread over 40 acres, it is like a sanctuary with an abundance of fruit trees, flowers, shrubs, plants, birds, butterflies, bees, etc. The bungalows and homes are built in ways that ensure minimal impact on the natural surroundings. Solar powered CFL lamps are used to save energy. Rain water harvesting helps preserve the natural source of water.

A bouquet of more than 125 beautiful villas amidst timeless ambience at Country Roads with an array of world-class facilities and amenities, exclusive residential clubhouse, swimming pool, central lawn, lake, gym, sauna, pub, restaurant and conference hall – so inviting a project that it was totally sold out within a short time from its launch. Plans are underway to further expand Country Roads very soon.



PurTI Realty

### Architect Profile



ESPACE is best known for its award winning designs in urban residential architecture. Founded in 1994 the firm works in the field of architecture, urban design, urban planning, interior design and landscape architecture. In the relatively short time since its founding, it has risen to the top tier among practicing architects in Kolkata, and has been the pioneer in the use of colour in the urbanscape of Kolkata. Espace's buildings are beautiful, affordable, functional and appropriate.

ESPACE has a fully owned and equipped office space in south Kolkata having adequate computers, plotters, printers, scanners and licensed CAD software for all seats.

## The Golden Minds

Innovating quality living solutions as a responsible, progressive and sensitive developer with a commitment to deliver value exceeding customers' expectations.

### **ADITYA KUMAR BAJORIA**

Managing Director of Trambak Rubber Industries Limited since 1987, Mr. Bajoria is the co-promoter of Creative Hortifarms Pvt Ltd., "Country Roads" – a Farm House Project spread over 40 acres in Panchla. A 50-lakh square feet project on Kona Expressway is under planning as well.

### **PANKAJ TIBRAWALLA**

Having sustained leadership in coal and coking coal business for the last 4 decades, the Tibrawalla family has an infrastructure construction division for road construction. Mr. Tibrawalla is also the co-promoter of Creative Hortifarms Pvt Ltd., "Country Roads" – the Farm House Project.

### **SANJAY CHOUDHARY**

A leader and visionary in real estate development, Mr. Choudhary has been involved in various pioneering real estate projects in Kolkata and pan India since 1985. After successful piloting the South City Project, he moved on to EMAAR MGF Land Ltd., one of the largest Real Estate Company, as CEO-East and North East. Presently he is the Executive Director of Emami Realty Ltd.



Joint effort with



With customer-driven philosophy extended throughout the organisation, commitment is the word that represents Purti Group. Over the years, the Group has built on its core business of manufacturing, refining and importing vegetable oils, and has gradually transformed into a well-diversified, multi-location business conglomerate with an established and enviable record in business as diverse and demanding as construction services, real estate, infrastructure, finance and investment and technologies, non-conventional energy generation, and many more. Promoting mass welfare through various multi-dimensional CSR activities, Purti Group strongly believes in future business growth based on proven credentials.

In venture with

### **BACHCHU BISWAS**

The CMD of Progressive Group of Companies, Mr. Biswas has more than 30 years of experience in rural and infrastructural development. Renowned engineers and constructors, Progressive Group has joint ventures with Ireland and Thailand based companies as "Progressive USSRJV". The family has reputation as real estate developers and producers of regional films as well.